

# \$837,795 - 311, 750 Harvie Heights Road, Harvie Heights

MLS® #A2199790

**\$837,795**

2 Bedroom, 3.00 Bathroom, 944 sqft

Residential on 0.00 Acres

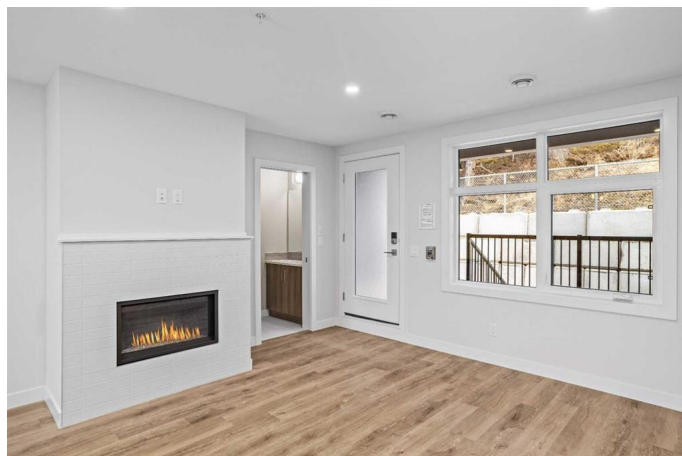
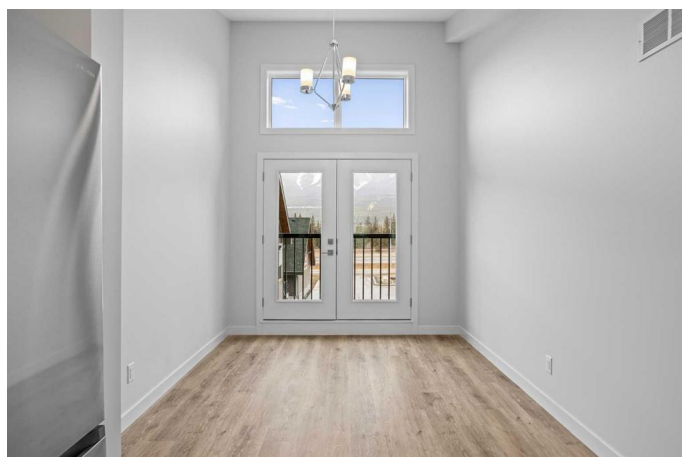
NONE, Harvie Heights, Alberta

This mountain retreat is perfectly positioned en route to Banff and just minutes from Canmore. Offering the ideal blend of adventure and relaxation, this modern 2 bed/3bath escape features a contemporary open-concept design, complete with stainless steel appliances, quartz countertops and stylish finishes throughout. Designed for both comfort and entertaining, the spacious dining area flows seamlessly onto a private balcony, where you can bask in breathtaking mountain views and enjoy the fresh alpine air. After a day of exploring or an afternoon at the Canmore Golf Club, unwind in the complex's hot tub or take advantage of the scenic hiking and biking trails just steps from your door. Whether you're seeking a weekend warrior getaway or a savvy investment, this property is short-term rental approved on platforms like Airbnb and VRBO—offering excellent income potential. GST may be deferred—consult your accountant for details. Don't miss this rare opportunity to own a slice of the Rockies!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2199790  |
| Price      | \$837,795 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 944               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 311, 750 Harvie Heights Road |
| Subdivision | NONE                         |
| City        | Harvie Heights               |
| County      | Bighorn No. 8, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T1W2W2                       |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Spa/Hot Tub         |
| Parking Spaces | 1                            |
| Parking        | Assigned, Stall, Parking Lot |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked                        |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| Basement          | None   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting                     |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding             |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 6th, 2025

Days on Market            89

Zoning                        Visitor Accomodation

### **Listing Details**

Listing Office                CENTURY 21 NORDIC REALTY

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